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BOOK 1323 PAGE 485  
BOOK 44 PAGE 535

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

R. M. TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Ronnie W. and Charlotte H. McKeown

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.

its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the

Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight thousand  
one hundred sixty dollars and no/100- Dollars (\$ 8160.00) due and payable

in monthly installments of \$ 136.00, the first installment becoming due and payable on the 19 day of Oct., 1974

and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, to wit:

near the City of Greenville, being known and designated as Lot No. 53 on a 1/2 plat of Pineforest Subdivision, which plat is recorded in the REC Office for Greenville County in Plat Book 1008 at pages 106 and 107, and having, according to said plat, the following rates and bounds,

Beginning at an iron pin on the Southerly side of Lanewood Drive, joint front corner of Lots Nos 52 and 53 and running thence S. 26-30 E. 138 feet to an iron pin; joint rear corner of Lots Nos 53 and 54; thence N. 26-30 W. 138 feet to an iron pin on Lanewood Drive, joint front corner of Lots Nos. 53 and 54; thence along Lanewood Drive N. 63-30 E. 100 feet to an iron pin, the point of beginning.

T.C.O. AS

PAID AND SATISFIED IN FULL THIS  
 12<sup>th</sup> DAY January, 1977  
 MCC FINANCIAL SERVICES, INC.  
 BY: [Signature]

18872  
 [Stamp: JAN 14 1977]

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein specifically stated otherwise as follows:

This is a second mortgage being junior only to that first mortgage held by Carolina National Investment Company dated Oct. 25, 1966 and recorded in the REC Office...

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